

9 INDIAN Crescent, Port Carling, Ontario P0B 1J0

Listing

Client Full
Active / Residential

9 INDIAN Cr Port Carling

MLS@#: 40085839
Price: \$629,000



Muskoka/Muskoka Lakes/Medora Bungalow Raised/House

	Beds	Baths	Kitch
Basement	1	1	
Main	2	1	1

Beds: 3 (2 + 1)
Baths: 2 (2 + 0)
SF Total: 1,460/LBO provided
SF Range: 1001 to 1500
Abv Grade Fin SF: 1,460.00/LBO provide
Common Interest: Freehold/None
Tax Amt/Yr: \$1,643/2020

Remarks/Directions

Public Rmks: The most desired residential location in Port Carling! This 3 bedroom, 2 bath home located minutes from downtown Port Carling is ready for a new owner. Bright and spacious living areas with walk-out to the rear deck where you will find a private treed back yard complete with your own professionally installed, landscaped golf chipping and putting green. Walk to end the of Indian Crescent and you will find a public dock providing access to the Indian River with views of Hannah Park and passing boaters. Launch your kayak, canoe or walk your dog down to cool off by taking a dip in the fresh waters of the Indian River. The sun drenched sunroom provides the perfect spot to sip your morning coffee, read a book or just relax after a long day. Currently being used as a games room, this bonus multi-use space is heated to provide year-round enjoyment. The attached 2-car garage provides direct access to the home making unloading groceries and cargo a breeze.

Directions: 118 to Foreman Rd. Left on Mirror Lake Dr. Right on Todholm, Right on to Indian Cres.

Common Elements

Exterior

Construct. Material:	Vinyl Siding	Foundation:	Concrete Block	Roof:	Shingles
Shingles Replaced:				Prop Attached:	Detached
Year/Desc/Source:	//Other			Apx Age:	Unknown
Property Access:	Municipal Road			Rd Acc Fee:	
Parking Features:	Attached Garage, Private Triple+ Driveway			Carport Sp:	
Parking Spaces:	10	Driveway Spaces:		Sewer:	Septic
Garage Sp/Desc:	2 Spaces	Parking Assigned:	8	Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, Street Lights, Telephone	
Services:	Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, Street Lights, Telephone	Water Tmnt:	None	Acres Rent:	
Water Source:	Drilled Well	Acres Range:	< 0.5	Lot Shape:	Irregular
Lot Size Area/Units:	0.49/Acres	Lot Depth (Ft):	130.00	Land Lse Fee:	
Lot Front (Ft):	115.00	Lot Irregularities:			
Location:	Rural				
Area Influences:	Cul de Sac/Dead End, Golf, Landscaped, Marina, Park, Shopping Nearby				

Interior

Interior Feat:	Celling Fans	Basement Fin:	Fully Finished	Contract Cost/Mo:	
Basement:	Full Basement				
Basement Feat:	Separate Entrance				
Cooling:	Central Air				
Heating:	Baseboard, Forced Air-Propane				
Under Contract:	Propane Tank				
Inclusions:	Dishwasher, Microwave, Refrigerator, Stove				

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PCL 31776 SEC MUSKOKA; LT 53 PL M373 MEDORA; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA	Survey:	None/
Zoning:	R2	Hold Over Days:	
Assess Val/Year:	\$281,000/2021	Occupant Type:	Tenant
PIN:	481500262	Deposit:	
ROLL:	445305000205100		
Possession/Date:	90+ Days/		

Brokerage Information

List Date: 03/25/2021